



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2010-0075

PROPERTY LOCATION: 5701 1/2 Duke ST.

TAX MAP REFERENCE: 047.02-03-07 ZONE: CR

APPLICANT:

Name: Autovilla, Inc

Address: 5701 1/2 Duke Street Alexandria, VA 22304

PROPOSED USE: Automobile Full Service mechanic, Reconditioning, Rental and Sales.

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Melissa Serrano: (703) 856-7794

Mehrdad Mabudian
Print Name of Applicant or Agent

[Signature]
Signature

11/12/10
Date

11904 Shady Mill Lane
Mailing/Street Address

703 930 1905 703-552-3033
Telephone # Fax #

Oak Hill VA 20171
City and State Zip Code

Autovilla@gmail.com
Email address

ACTION-PLANNING COMMISSION: _____ DATE: _____

ACTION-CITY COUNCIL: _____ DATE: _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 5701 1/2 DUKE ST., I hereby
 (Property Address)

grant the applicant authorization to apply for the Automobile Oriented use use as
 (use)

described in this application.

Name: LANDMARK MALL

Please Print

Phone: 703) 354-8405

Address: 5801 DUKE ST D-108

Email: Carolyn.martinez@HowardHUGHES.Com

Signature: [Signature]

Date: 11/12/10

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☐ Owner

☐ Contract Purchaser

☒ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

Howard Hughes Corporation / Landmark Mall
100% owned.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Mehrdad Mabudian	11904 Shady Mill Ln Herndon, VA 20171	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 570 1/2 Duke St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Landmark Howard Hughes Corp.	SUITE D-108 5801 DUKE ST.	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

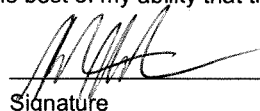
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Mehrdad Mabudian	None	City Council, Planning Commission
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

11/12/10
Date

Mehrdad Mabudian
Printed Name


Signature

Alexandria City Council

William Euille
Kerry Donely
Frank Fannon IV
Alicia Hughes
Rob Krupicka
Redella "Del" Pepper
Paul Smedberg

Planning Commission

John Komoroske
H. Stewart Dunn
Jesse Jennings
Donna Fossum
Mary Lyman
J. Lawrence Robinson
Eric Wagner

Board of Zoning Appeals

Mark Allen
Geoffrey Goodale
John Keegan
Stephen Koenig
David Lantzy
Jennifer Lewis
Eric Zander

Board of Architectural Review

Old and Historic District

Chip Carlin
Oscar Fitzgerald
Thomas Hulfish
Arthur Keleher
Wayne Neale
Peter Smeallie
John Von Senden

Board of Architectural Review

Parker-Gray District

William Conkey
Robert Duffy
Christina Kelley
H. Richard Lloyd, III
Douglas Meick
Philip Moffat
Deborah Rankin

Updated 7/27/2010

Definition of business and financial relationship.

Section 11-305 of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one;
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney;
- (3) through a partner of the member or a member of his immediate household;
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☐ **Yes.** Provide proof of current City business license

☒ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

Autovilla Inc intends to
generate more business to
Landmark Mall by offering
Full Service Repair Facility and Reconditioning
Car Rental and Sales.

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):

- ☐ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☒ an expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

- A. How many patrons, clients, pupils and other such users do you expect?
 Specify time period (i.e., day, hour, or shift).

Monday - Saturday 9AM - 8pm
Sunday 12-5 Closed Holidays

- B. How many employees, staff and other personnel do you expect?
 Specify time period (i.e., day, hour, or shift).

3-8 employees on hourly time

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Mon-Sat

Sun

Holidays

Hours:

9AM - 8pm

12pm - 5pm

Closed

7. Please describe any potential noise emanating from the proposed use.

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

minimal

- B. How will the noise be controlled?

Repairs will be done with
bay doors closed

8. Describe any potential odors emanating from the proposed use and plans to control them:

exhaust from motor vehicles on site

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

office paper, Shop paper & material

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

0-5 bags per week

- C. How often will trash be collected?

Weekly

- D. How will you prevent littering on the property, streets and nearby properties?

garbage receptacles located on premises

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☒ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Safety Keen

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☒ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Cleaning products on semi annual
Basis

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

No nearby residents; items will
be stored indoors

ALCOHOL SALES

13.

- A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

53 Standard spaces
 _____ Compact spaces
1 Handicapped accessible spaces.
 _____ Other.

<p align="center">Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
--

- B. Where is required parking located? (check one)

☒ on-site
☐ off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? _____

<p align="center">Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

- B. Where are off-street loading facilities located? N/A
- C. During what hours of the day do you expect loading/unloading operations to occur?
after hours
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
2-3 days a week

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access to the property is adequate

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No
- Do you propose to construct an addition to the building? ☐ Yes ☒ No
- How large will the addition be? N/A square feet.

18. What will the total area occupied by the proposed use be?

5,171 sq. ft. (existing) + 0 sq. ft. (addition if any) = 5,171 sq. ft. (total)

19. The proposed use is located in: (check one)

☐ a stand alone building

☐ a house located in a residential zone

☐ a warehouse

☒ a shopping center. Please provide name of the center:

Landmark Mall

☐ an office building. Please provide name of the building:

☐ other. Please describe:

End of Application



APPLICATION - SUPPLEMENTAL

AUTOMOBILE-ORIENTED

Supplemental information to be completed by applicants requesting special use permit approval of an automobile-oriented use (e.g., automobile repair garage, car wash, auto or trailer sales).

1. What type of automobile oriented use do you propose?

- ☐ automobile or motor vehicle parking or storage lot.
☒ automobile or trailer rental or sales.
☐ automobile service station.
☐ automobile repair, including car wash.
☐ other: _____

2. What types of repairs do you propose to perform?

General Automobile Repair, Reconditioning
Rental and Sales.

3. How many of each of the following will be provided?

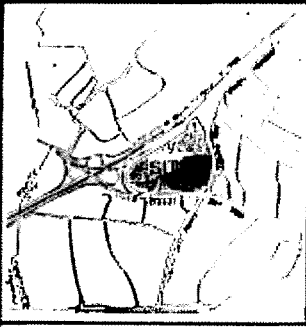
4 hydraulic lifts or racks
0 service pits
4 service bays

4. How many vehicles will be parked on-site at any one time. Please provide information on the type (i.e., for sale, customers, employees, or repairs)?

employees 3-8
Sales, Customers & repairs 53

5. Will a loudspeaker or intercom system be used outside of the building? ____ Yes ☒ No

Please note: All repair work must occur within an enclosed building.



VICINITY MAP

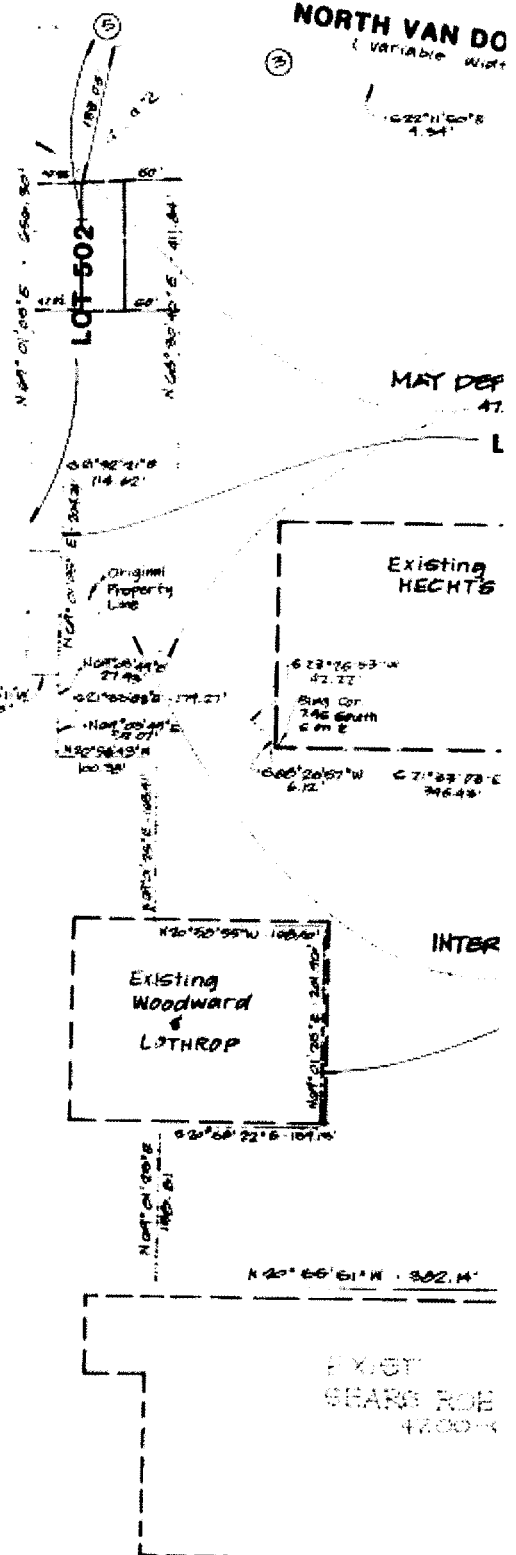
WOODWARD & LOTHROP
 11-00-03-02

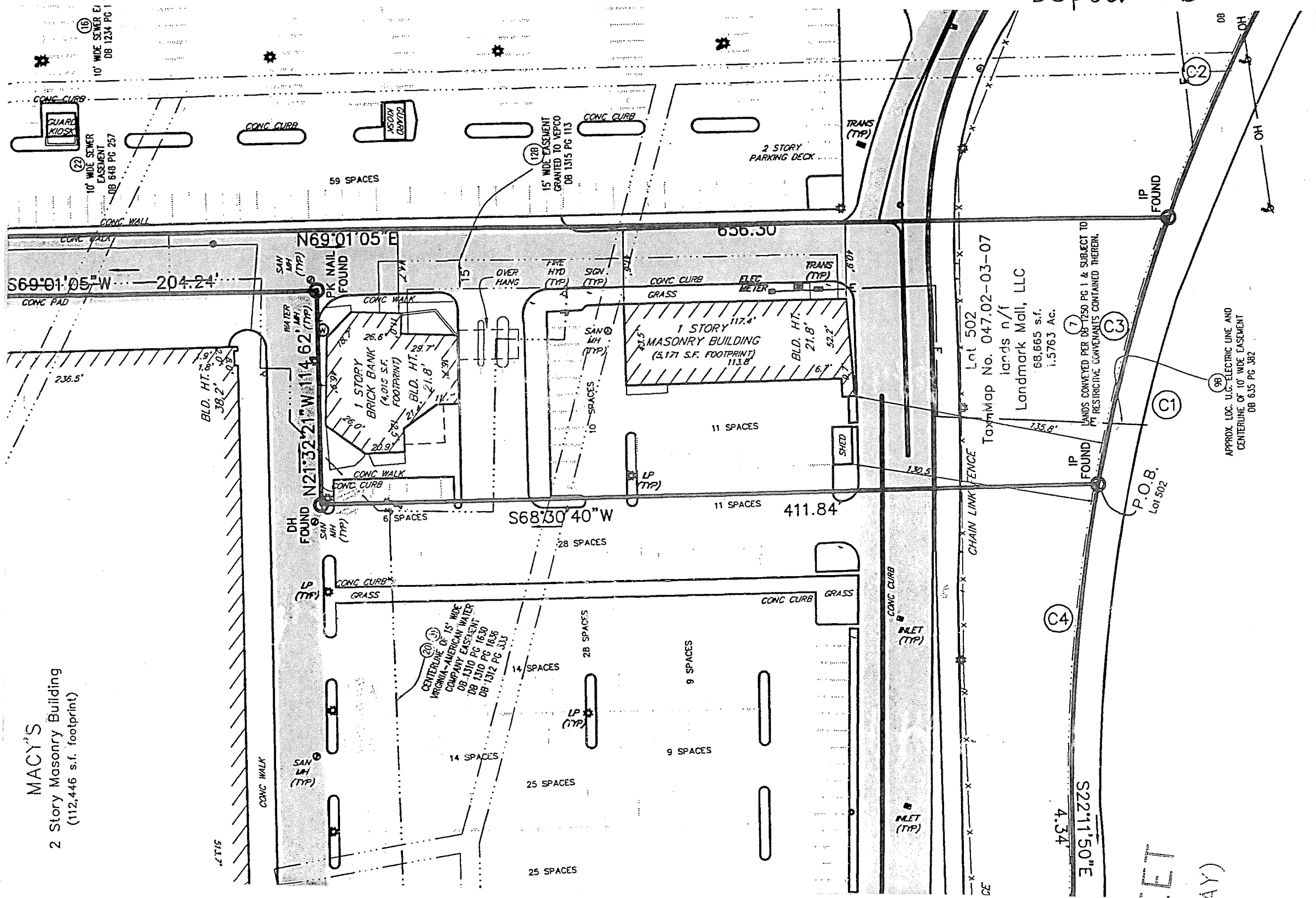
AREA TABLE

LOT 500 980.870 ± OR 8.7809 AC.
 LOT 501 440.808 ± OR 11.4005 AC.
 LOT 502 886.815 ± OR 1.5718 AC.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANG	CHORD	CHORD BEAR
①	291.60	28°22'57"	144.40	78.71	142.96	S 58°40'07"W
②	1512.04	06°22'20"	161.00	70.84	141.04	S 67°22'11"W
③	816.84	11°44'08"	185.40	95.08	185.07	S 10°11'14"E
④	714.22	56°07'43"	244.67	380.74	672.08	S 06°50'06"W
⑤	816.84	4°27'20"	145.26	74.20	148.04	S 05°04'15"E





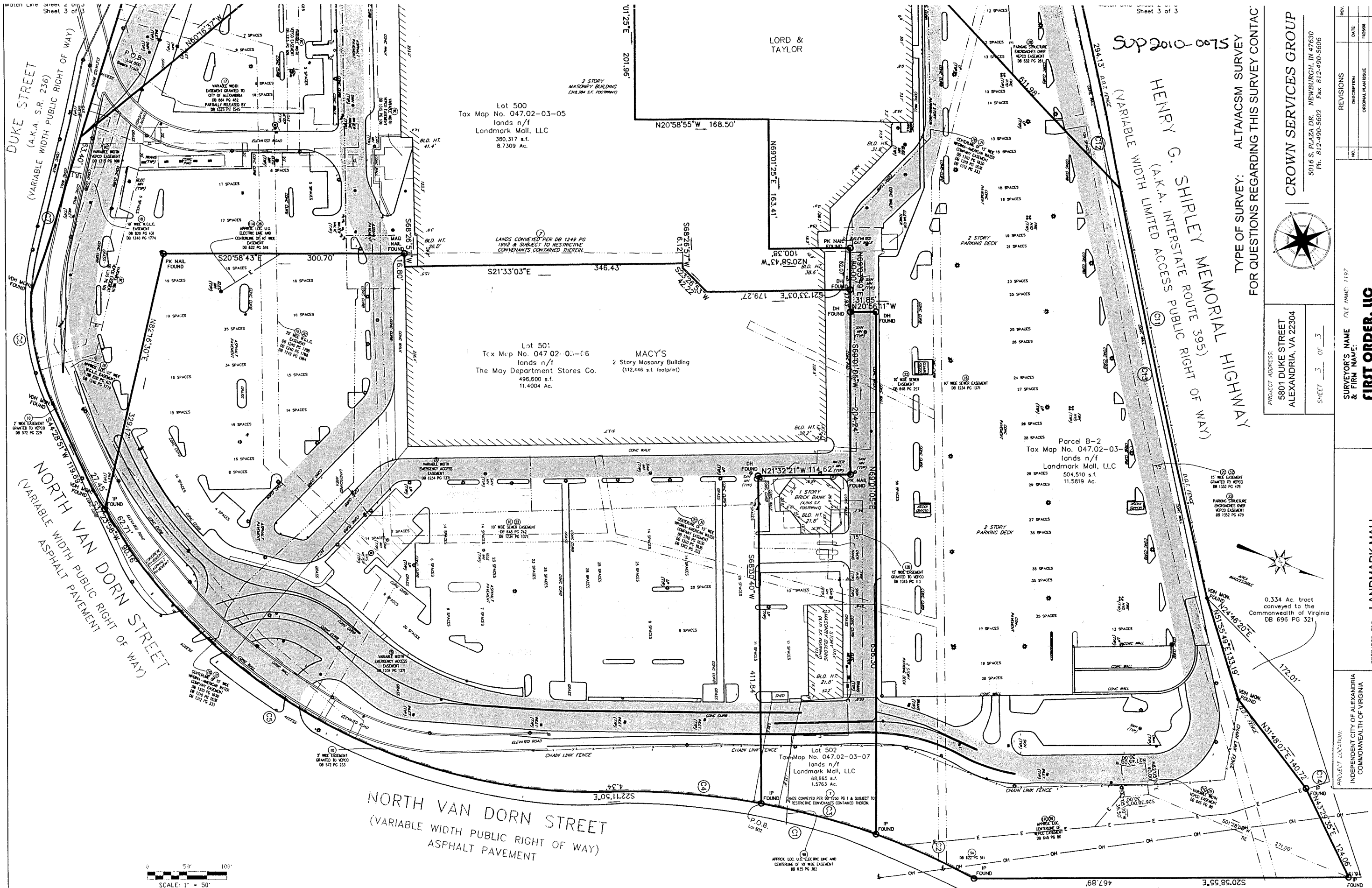
MACY'S
2 Story Masonry Building
(112,446 s.f. footprint)

Lot 502
Tax Map No. 047.02-03-07
lands n/f
Landmark Mall, LLC
68,665 s.f.
1.5763 Ac.

LANDS CONVEYED PER DB-1250 PG 1 & SUBJECT TO
RESTRICTIVE COVENANTS CONTAINED THEREIN.

APPROX. LOC. U.G. ELECTRIC LINE AND
CENTERLINE OF 10' WIDE EASEMENT
DB 635 PG 382

4Y)



TYPE OF SURVEY: ALTA/ACSM SURVEY
FOR QUESTIONS REGARDING THIS SURVEY CONTACT

CROWN SERVICES GROUP
5016 S. PLAZA DR. NEWBURGH, IN 47630
PH. 812-490-5602 Fax 812-490-5606



PROJECT ADDRESS:
5801 DUKE STREET
ALEXANDRIA, VA 22304

REV.	NO.	DESCRIPTION	DATE
1	1	ORIGINAL PLAN ISSUE	1/1/2010

SURVEYOR'S NAME & FIRM NAME:
FIRST ORDER, INC.
1700 SULLIVAN TRAIL, SUITE 3
EASTON, PA 18040
Phone (610) 438-5340 Fax (610) 438-0004

PREPARED FOR:
LANDMARK MALL
INDEPENDENT CITY OF ALEXANDRIA
COMMONWEALTH OF VIRGINIA

PROJECT LOCATION:
INDEPENDENT CITY OF ALEXANDRIA
COMMONWEALTH OF VIRGINIA

CSG JOB NUMBER: 82-2603

Sup2010-0075

PARCEL B-2 (DB 648 PG 242)
WOODWARD AND LOTHROP, INC.
504,510 SQ.FT. OR 11.5819 AC.

LOT 501
MAY DEPARTMENT STORES COMPANY
496,607 SQ.FT. OR 11.4005 AC.

LOT 502
502
1.5763 AC.

HECHT'S
STORE

#5701

ROUTE #401

VAN DORN STREET
(VARIABLE WIDTH)

